WELWYN GARDEN CITY HERTFORDSHIRE

Plans and Particulars of Houses in Barleycroft Road

erected by

WELWYN BUILDERS LIMITED

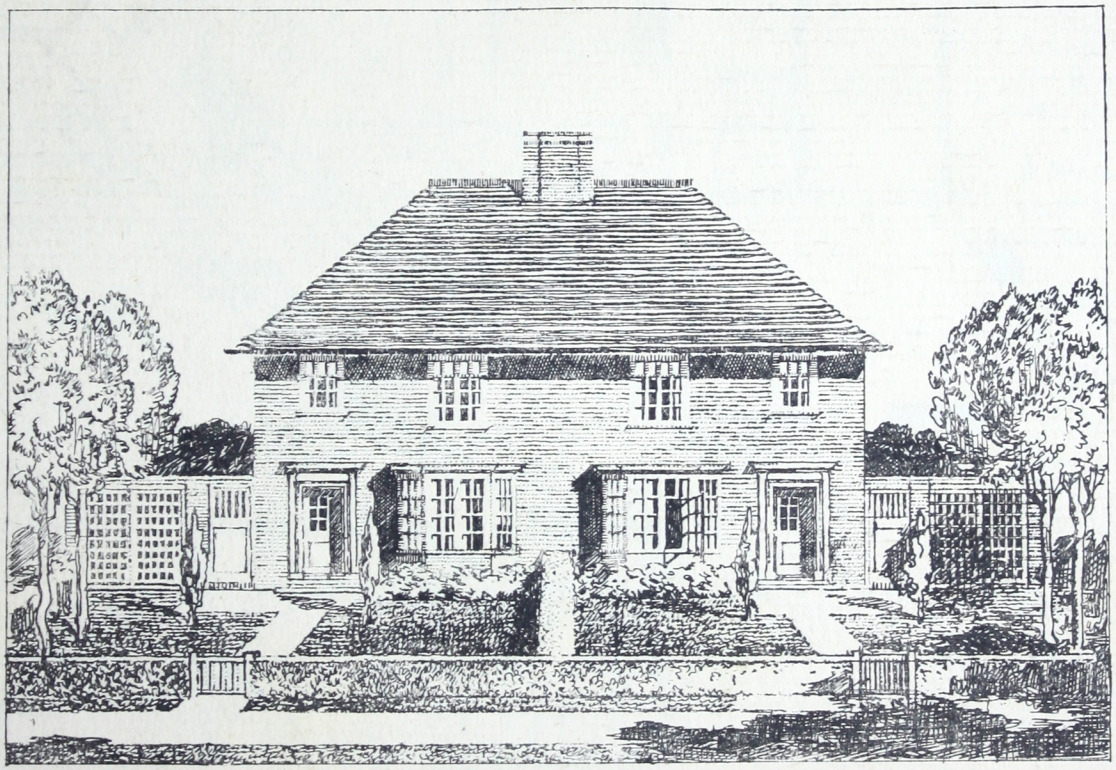
Designed by Louis de Soissons, F.R.I.B.A., S.A.D.G., & Arthur Wm. Kenyon, F.R.I.B.A., *Architects*

Road Made

Main Drainage

Company's Water Gas & Electric Light

Street Lighting



Front Elevation

Close to Railway Station

Shopping Centre

Churches

Tennis Courts

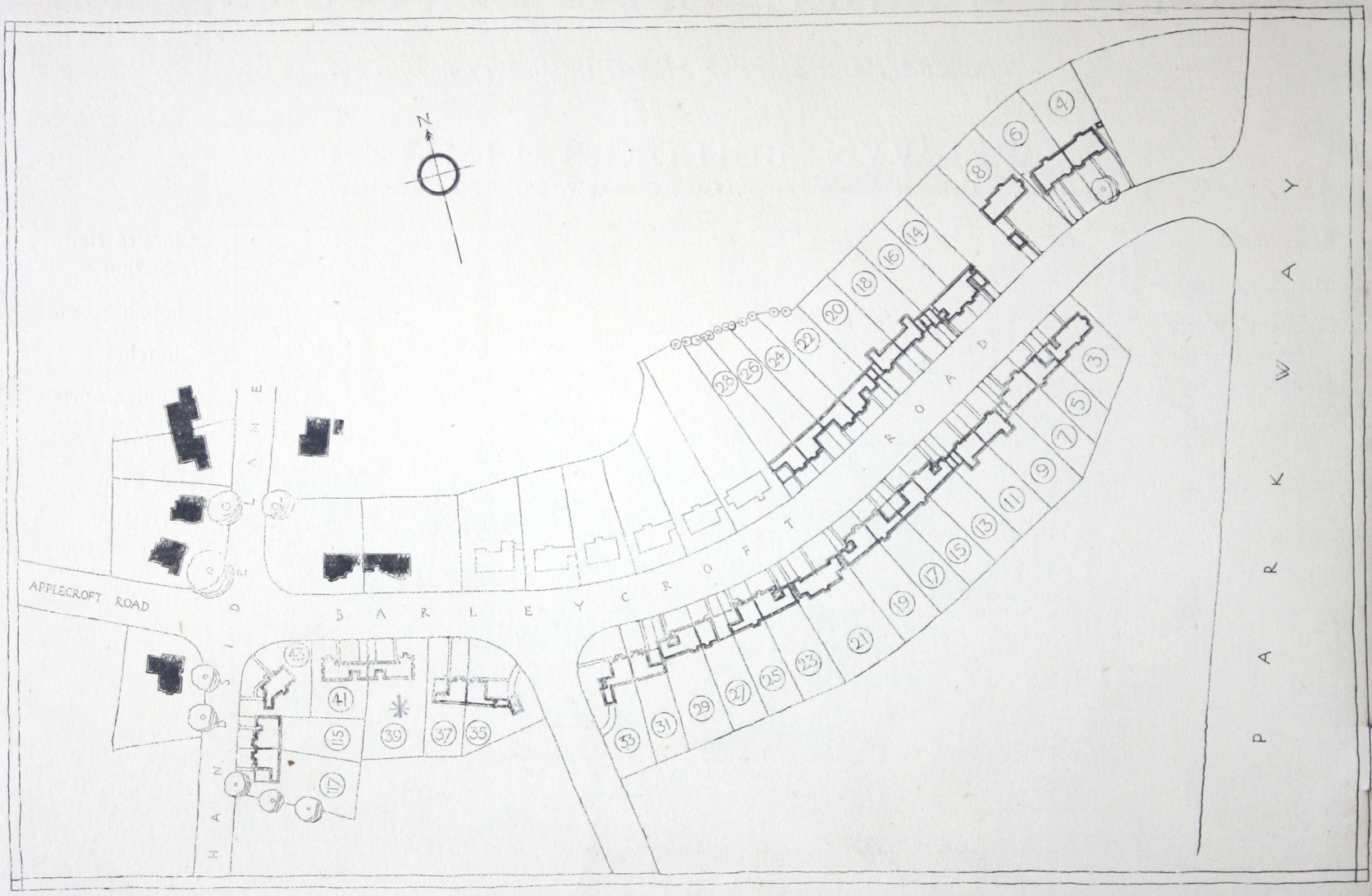
Schools

Golf Course

Recreation Grounds

THE above illustration is typical of the houses referred to in this brochure. Several have the bay window in the dining room at the back of the house instead of at the front, as will be seen by the floor plans. This has been arranged in order to take full benefit of aspect. Garages are provided to some houses, others have space left for a garage, with concrete yard.

LAY-OUT PLAN



For further particulars, plans, etc., of all other houses apply:

SURVEYOR, ESTATE OFFICE, WELWYN GARDEN CITY, HERTFORDSHIRE

Hours: 9 a.m. to 6 p.m., daily including Saturday.
TELEPHONE: WELWYN GARDEN 248 (toll call from London).

ESTATE OFFICE: Two minutes' walk from Station.
Book to "WELWYN GARDEN CITY" STATION (*not* Welwyn).

Nos. 39 and 41 BARLEYCROFT ROAD

No. 39

Floor plan as shown.

A No. 1 "IDEAL" open-fire domestic boiler and a No. 35c "MAINTENANCE" gas cooker have been fixed in fireplace opening in kitchen.

Garage 15 ft. 3 in. by 9 ft.

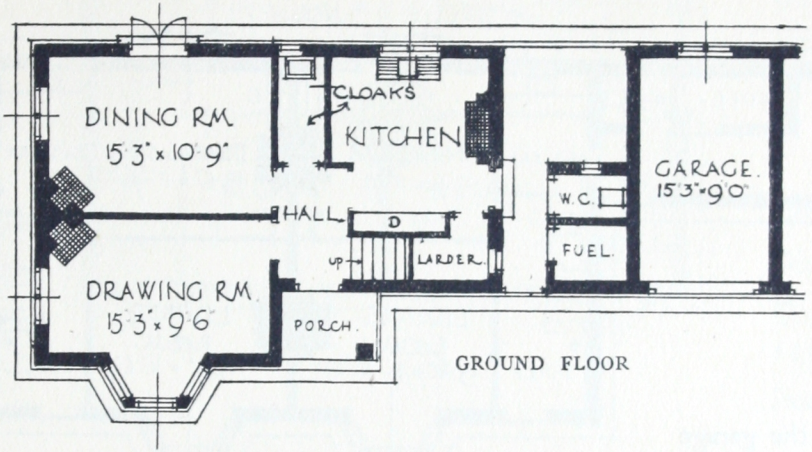
Price £1,295

Lease : 999 years.

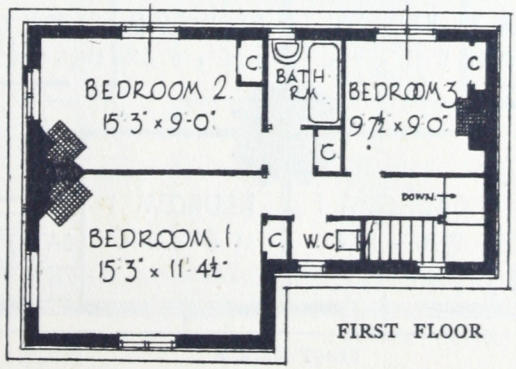
Ground Rent : £16 per annum.

Dimensions of Site : 67 ft. by 130 ft., approximate.

Immediate occupation.



GROUND FLOOR



FIRST FLOOR

No. 41

Accommodation as No. 39, similarly arranged only with plan reversed.

A No. O.1 "COOKANHEAT" range has been installed in kitchen.

Garage 15 ft. 3 in. by 9 ft.

Price £1,295

Lease : 999 years.

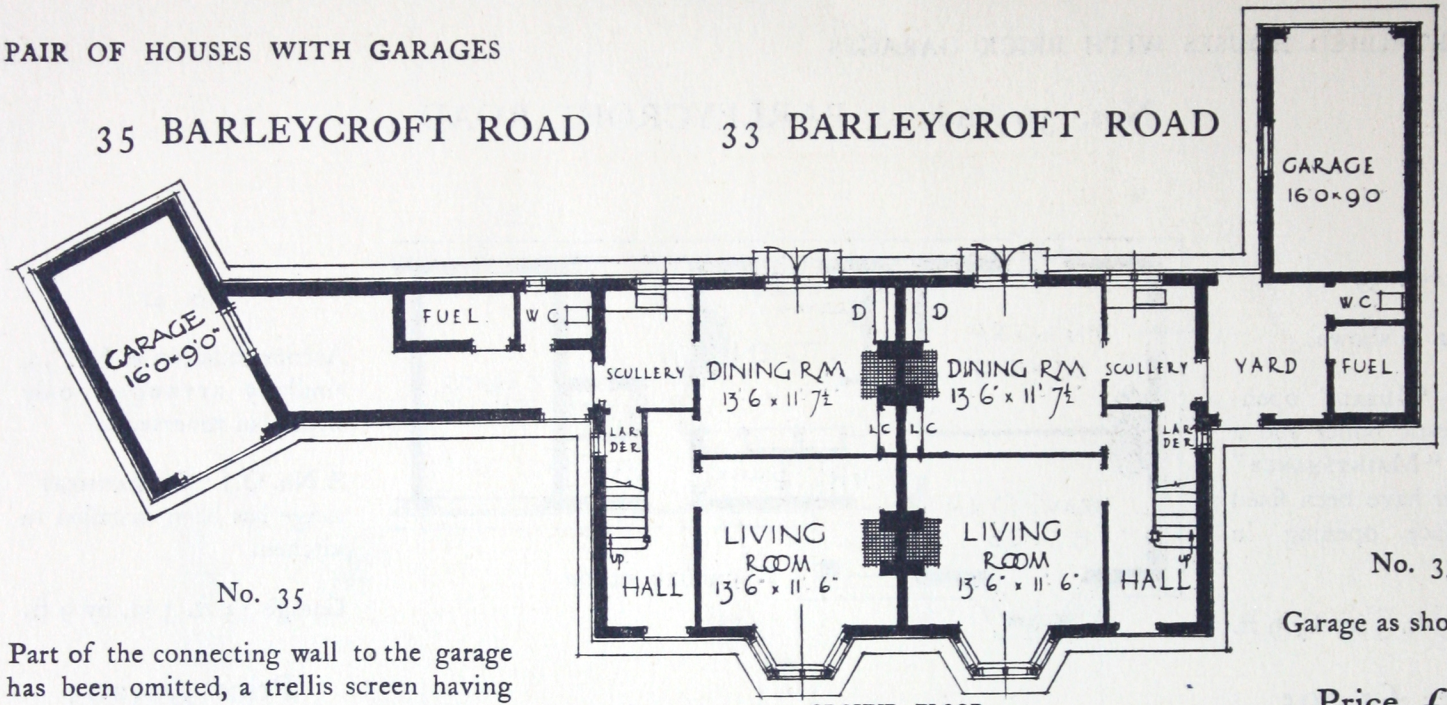
Ground Rent : £10 per annum.

Dimensions of Site : 60 ft. by 90 ft., approximate.

Immediate occupation.

35 BARLEYCROFT ROAD

33 BARLEYCROFT ROAD



GROUND FLOOR

No. 35

Part of the connecting wall to the garage has been omitted, a trellis screen having been formed to take its place.

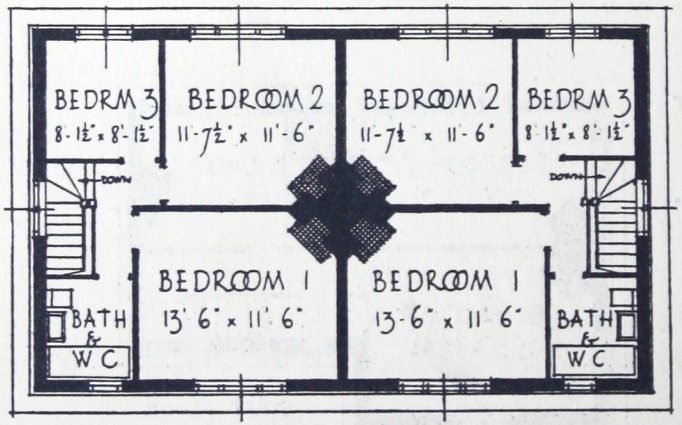
Price £975

Lease : 999 years.

Ground Rent : £14 per annum.

Dimensions of Site : 115 ft. by 90 ft., approximate.

Immediate occupation.



FIRST FLOOR

No. 33

Garage as shown.

Price £975

Lease : 999 years.

Ground Rent : £15 per annum.

Dimensions of Site : 50 ft. by 160 ft., approximate.

Immediate occupation.

27 BARLEYCROFT ROAD

Flat casement has been substituted for the oriel bay window to bathroom.

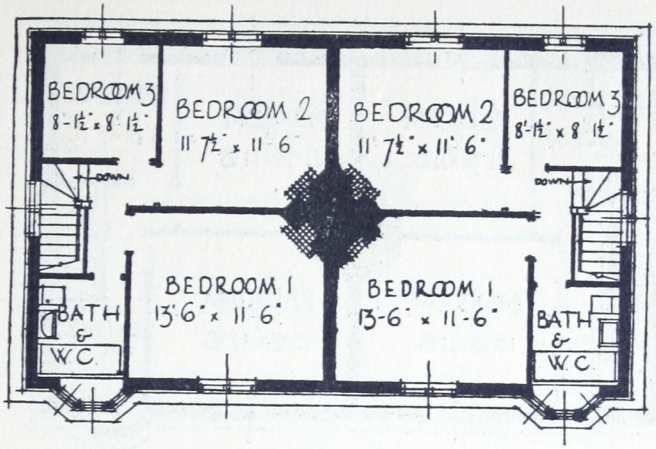
Price £915

Lease : 999 years.

Ground Rent : £11 per annum.

Dimensions of Site : 38 ft. by 143 ft., approximate.

Immediate occupation.



FIRST FLOOR

29 BARLEYCROFT ROAD

Garage : 17 ft. by 9 ft.

Porch has been built to front door. Flat casement is substituted for the oriel bay window to bathroom.

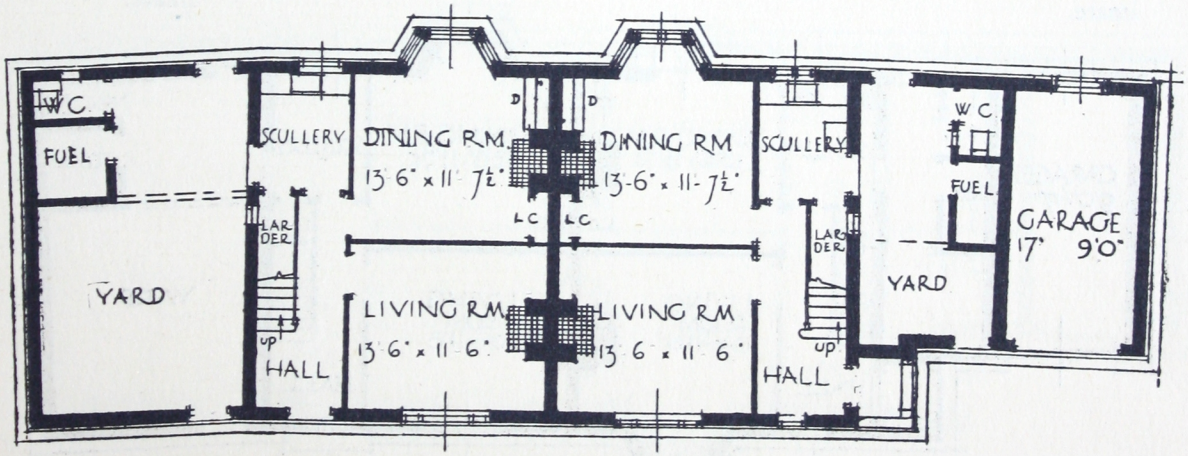
Price £985

Lease : 999 years.

Ground Rent : £13 per annum.

Dimensions of Site : 45 ft. by 145 ft., approximate.

Immediate occupation.



GROUND FLOOR

Nos. 13 and 23 BARLEYCROFT ROAD

Size of Garage : 17 ft. by 9 ft.

Porch has been built to front door.

Leases : 999 years.

Immediate occupation.

No. 13	No. 23
Price	Price
£995	£985
Ground Rent : £11 10s. per annum.	Ground Rent : £13 per annum.
Dimensions of Site : 40 ft. by 147 ft., approximate.	Dimensions of Site : 43 ft. by 145 ft., approximate.

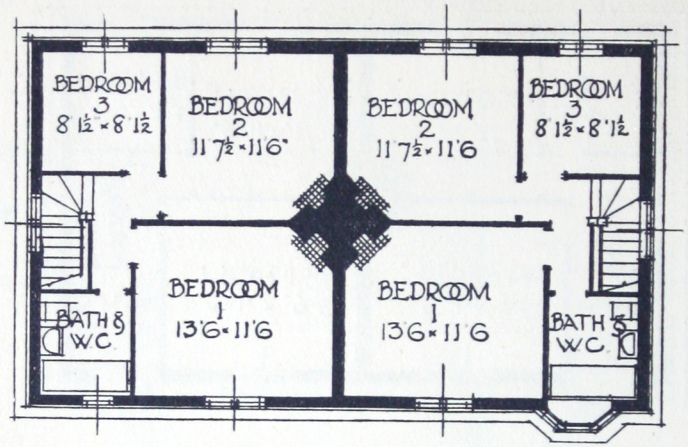
Nos. 15 and 25 BARLEYCROFT ROAD

Flat casements have been substituted for oriel bay windows to bathroom.

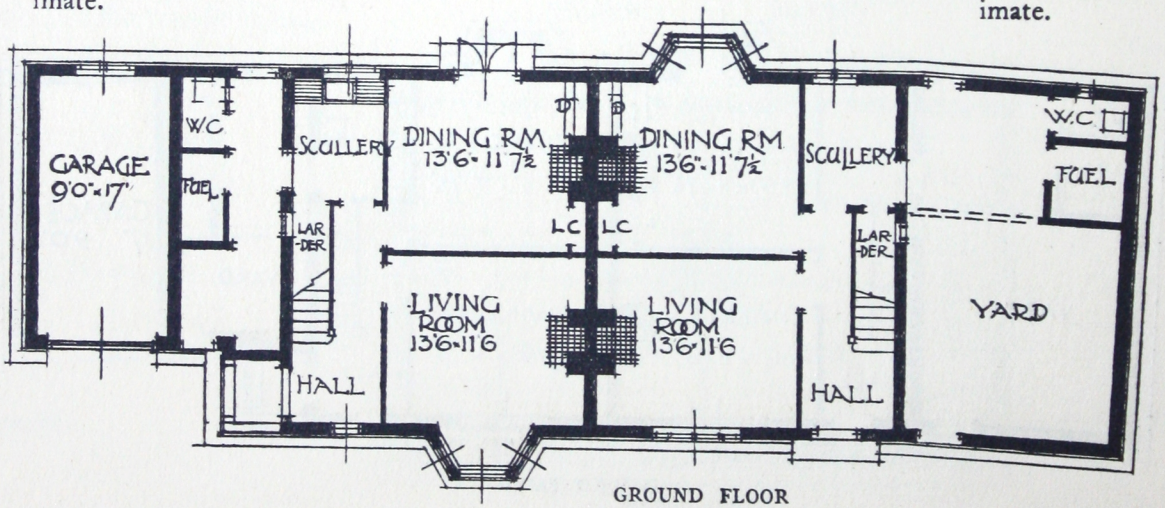
Leases : 999 years.

Immediate occupation.

No. 15	No. 25
Price	Price
£925	£915
Ground Rent : £11 per annum.	Ground Rent : £11 per annum.
Dimensions of Site : 38 ft. by 147 ft., approximate.	Dimensions of Site : 38 ft. by 143 ft., approximate.



FIRST FLOOR



GROUND FLOOR

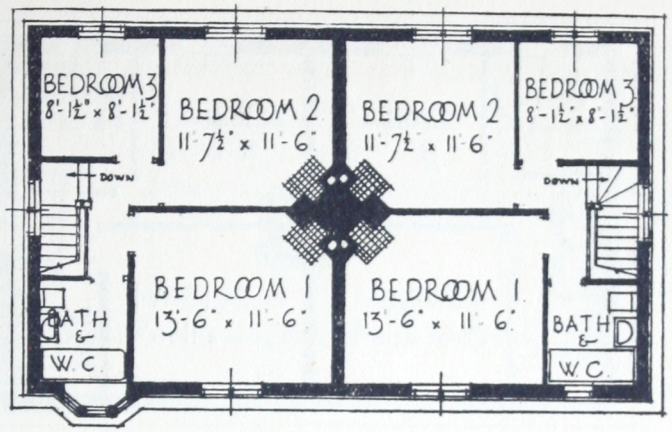
Nos. 5 and 17 BARLEYCROFT ROAD

Flat casements are substituted for the oriel window to bathroom.

Leases : 999 years.

Immediate occupation.

No. 5	No. 17
Price	Price
£925	£925
Ground Rent : £10 per annum.	Ground Rent : £11 per annum.
Dimensions of Site : 36 ft. by 125 ft., approximate.	Dimensions of Site : 38 ft. by 147 ft., approximate.



FIRST FLOOR

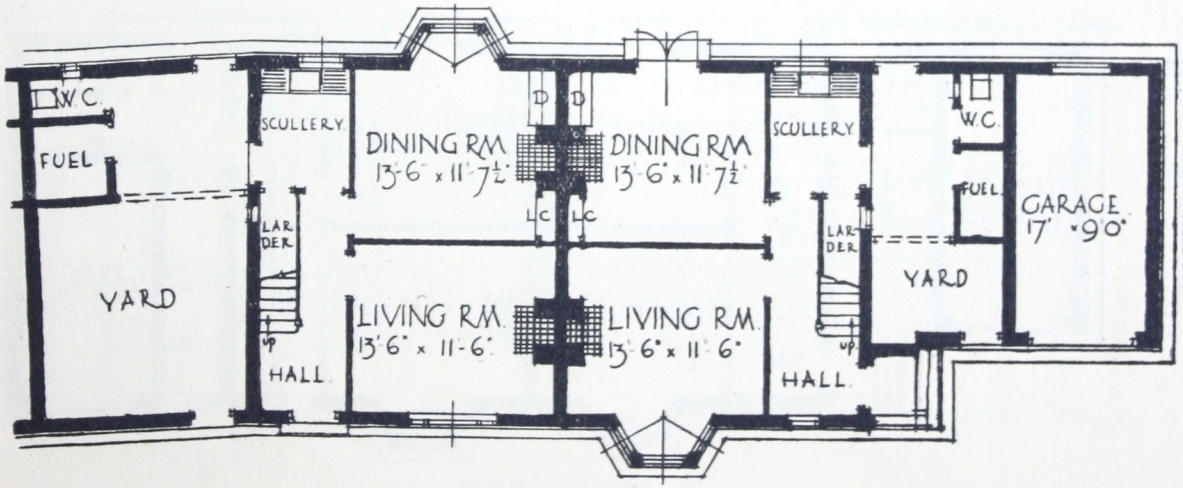
Nos. 7 and 19 BARLEYCROFT ROAD

Porch to front door. Garage to each house.

Leases : 999 years.

Immediate occupation.

No. 7	No. 19
Price	Price
£995	£995
Ground Rent : £12 per annum.	Ground Rent : £13 per annum.
Dimensions of Site : 40 ft. by 141 ft., approximate.	Dimensions of Site : 43 ft. by 150 ft., approximate.



GROUND FLOOR

16 BARLEYCROFT ROAD

Brick Porch.

Garage : 17 ft. by 9 ft.

Price £985

Ground Rent : £13 per annum.

Lease : 999 years.

Dimensions of Site : 39 ft. by 150 ft. approximate.

Immediate occupation.

14 BARLEYCROFT ROAD

Garage : 16 ft. by 9 ft.

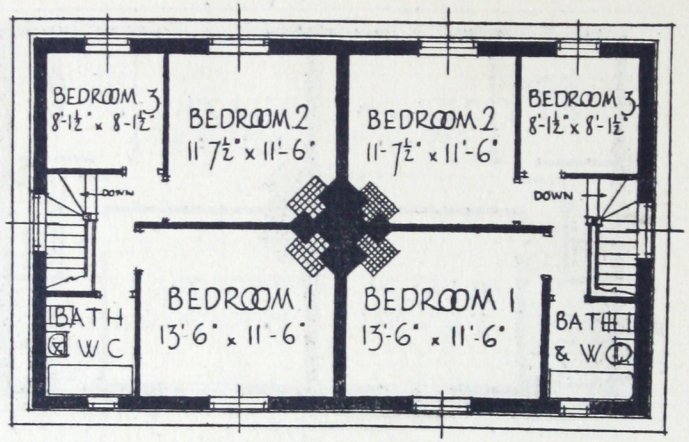
Price £975

Ground Rent : £12 per annum.

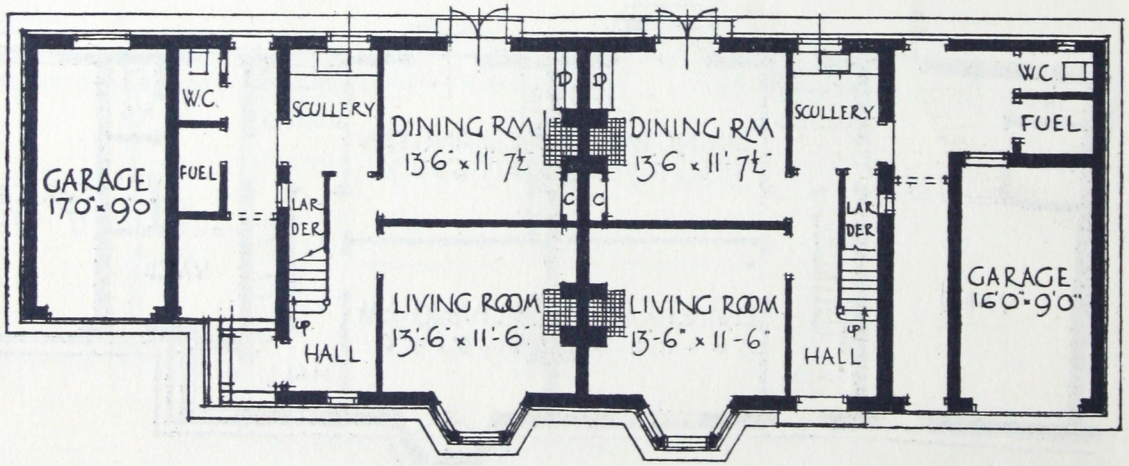
Lease : 999 years.

Dimensions of Site : 35 ft. by 150 ft., approximate.

Immediate occupation.



FIRST FLOOR



GROUND FLOOR

Nos. 9 and 20 BARLEYCROFT ROAD

Garage to each house. An "IDEAL" domestic boiler and gas cooker are fitted to each house.

Leases : 999 years.

Dimensions of Sites : 45 ft. by 150 ft., approximate.

Immediate occupation.

No. 9

Price £1,295

Ground Rent : £14 per annum.

No. 20

Price £1,250

Ground Rent : £15 per annum.

Nos. 11 and 18 BARLEYCROFT ROAD

Garage to each house. An "IDEAL" domestic boiler and gas cooker are fitted to each house.

Leases : 999 years.

Dimensions of Sites : 45 ft. by 149 ft., approximate.

Immediate occupation.

No. 11

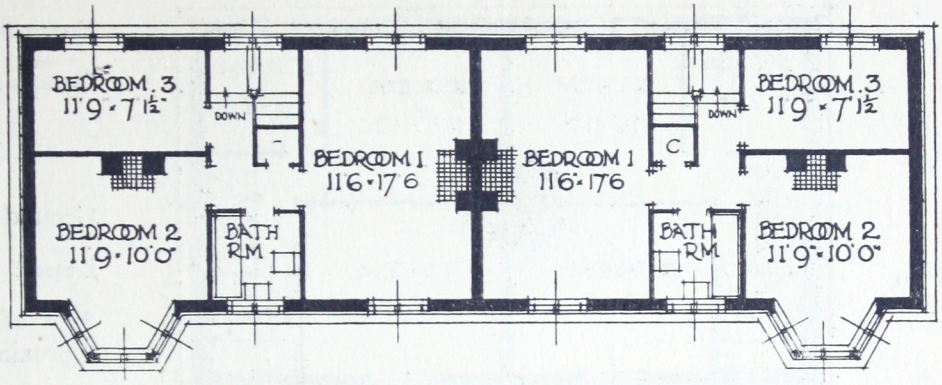
Price £1,295

Ground Rent : £14 per annum.

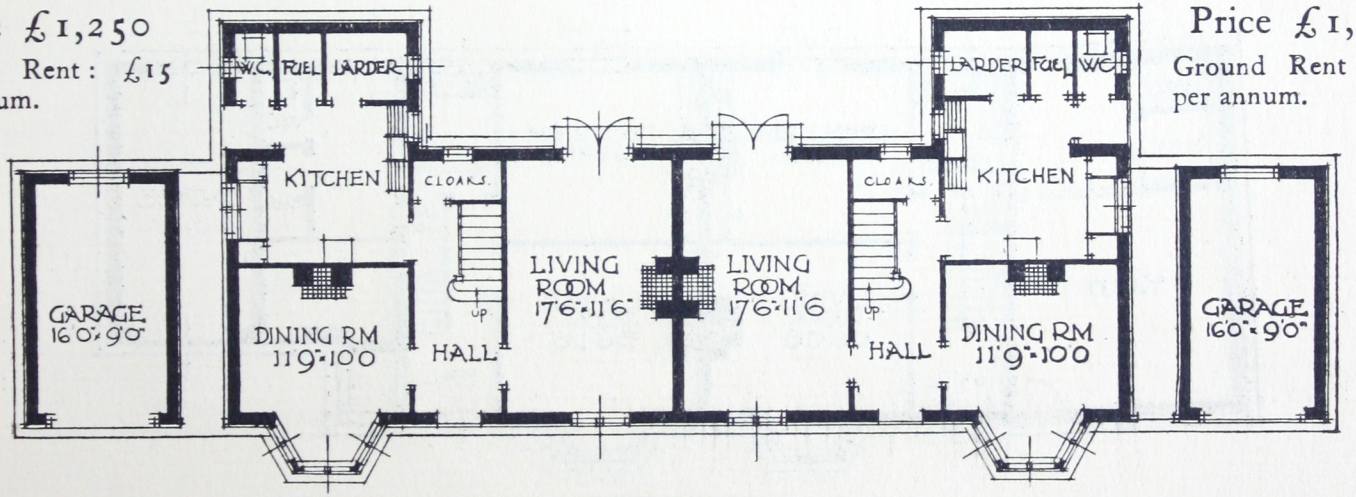
No. 18

Price £1,250

Ground Rent : £15 per annum.



FIRST FLOOR



GROUND FLOOR

24 BARLEYCROFT ROAD

Price £925

Ground Rent: £12 per annum.

Lease: 999 years.

Area of Site: 33 ft. by 180 ft., approximate.

Immediate occupation.

22 BARLEYCROFT ROAD

Porch to front door.

Garage: 17 ft. by 9 ft.

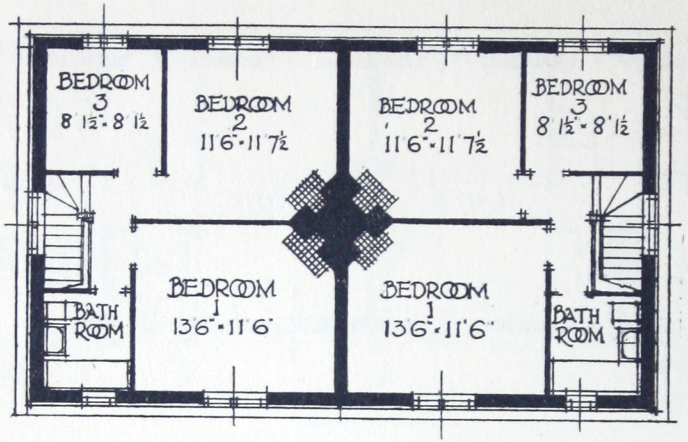
Price £985

Ground Rent: £13 per annum.

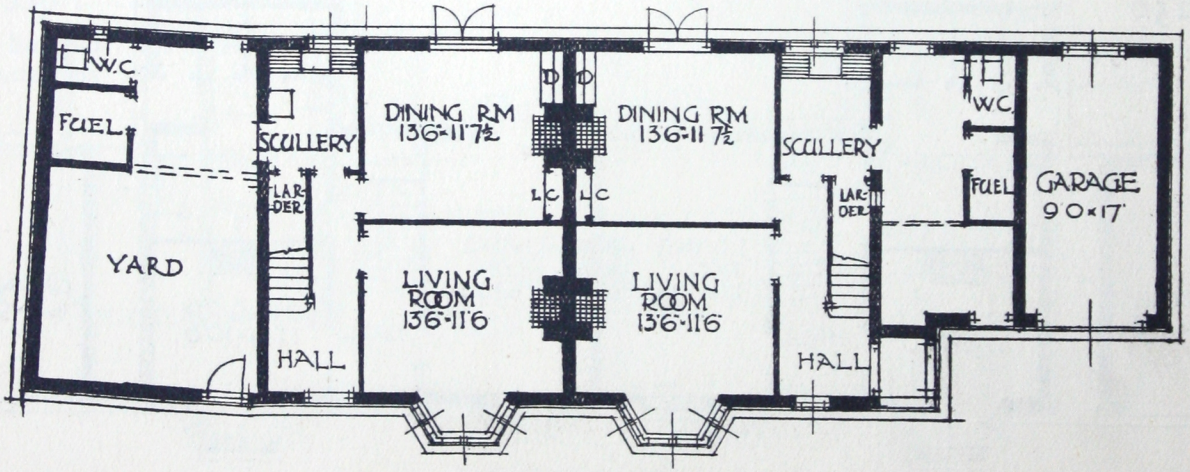
Lease: 999 years.

Area of Site: 40 ft. by 160 ft., approximate.

Immediate occupation.



FIRST FLOOR



GROUND FLOOR

28 BARLEYCROFT ROAD

Price £925

Ground Rent: £12 per annum.

Lease: 999 years.

Area of Site: 30 ft. by 200 ft., approximate.

Immediate occupation.

26 BARLEYCROFT ROAD

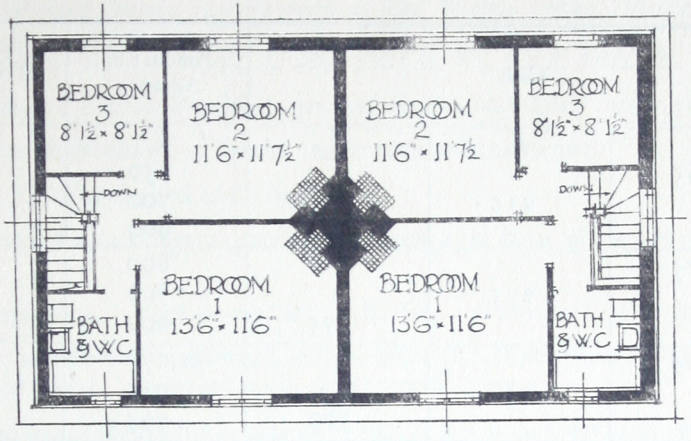
Price £925

Ground Rent: £12 per annum.

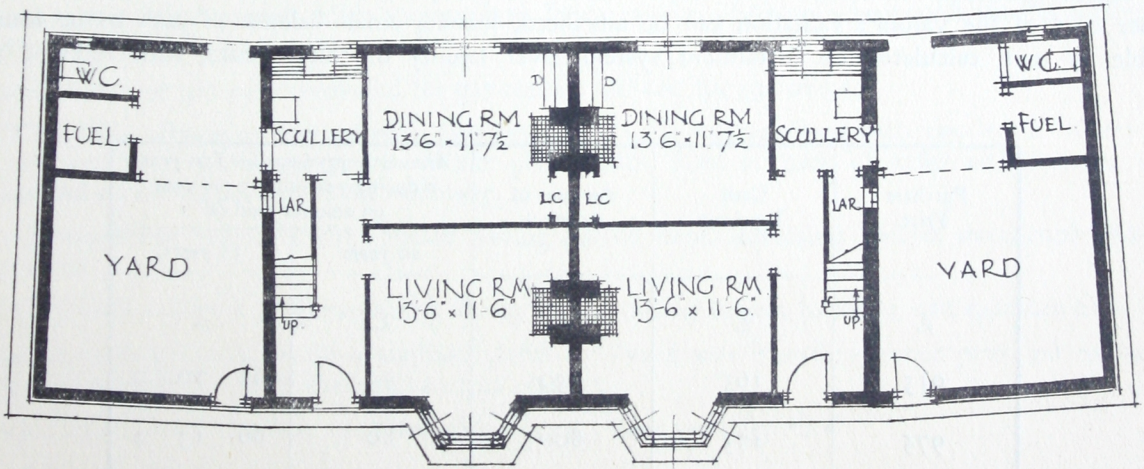
Lease: 999 years.

Area of Site: 33 ft. by 193 ft., approximate.

Immediate occupation.



FIRST FLOOR



GROUND FLOOR

EASY TERMS OF PURCHASE

can be arranged in every case if desired to suit clients and below are given applicable and suggested figures :

Purchase Price	Cash			Amount of Advance	Annual Repayment to cover Principal and Interest spread over 20 years		
£	£	£	£	£	£	s.	d.
915	165	215	315	750	65	12	6
				700	61	5	0
				600	52	10	0
975	175	275	375	800	70	0	0
				700	61	5	0
				600	52	10	0
1,295	225	350	500	1,070	93	12	6
				945	82	13	9
				795	69	11	3

The Small Dwellings Acquisition Act also enables houses to be purchased on most favourable terms, and approximately ninety per cent. of the valuer's valuation can be advanced, leaving small balance of cash to be found by purchaser. Balance repayable as rent, calculated on instalment system, over twenty or thirty years, with interest at five per cent. Examples :

Purchase Price	Cash Payment	Amount of Advance	Annual Repayment for first year reducing yearly by 5 per cent. on amount paid off			
			20 years	30 years.		
£	£	£	£	£		
915	165	750	75	62	10	0
975	175	800	80	66	13	4

BRIEF SPECIFICATION

(Applicable to all houses)

Full specification of each house can be seen at the Estate Office, Welwyn Garden City.

SEWER, WATER, GAS, and ELECTRIC LIGHT CONNECTIONS ARE MADE.

FOUNDATIONS.—All foundations are British Portland cement, with 4-inch ditto under all floors.

WALLS.—11-inch cavity, faced with multi-coloured bricks and struck weather joint.

ROOFS.—Felted and covered with hand-made red sand-faced tiles.

WINDOWS.—Casement type. French casements to gardens, as shown on floor plans, except where the bay window faces the garden.

FLOORS.—Generally boarded throughout. Fuel stores, w.c.'s, larders and covered yards will be cement concrete.

DECORATIONS.—All external ironwork and woodwork will be painted. The decorations of internal woodwork varies, some being stained and others painted white. Internal walls distempered, two coats.

ELECTRIC LIGHT.—Each house wired throughout, including flex and lampholders, and two-way switching to staircase.

HEATING.—Interoven with back boiler fitted in kitchen-dining room, supplying domestic hot water, fitted to some houses, others with open fire and back boiler, and gas cooker fitted in scullery.

FIRES.—Slow combustion interior with brick surround to living rooms. Stoves in bedrooms vary in different houses, some having register grates, others gas fires.

GAS.—All sculleries have one gas point provided for gas cooker and one for gas copper.

SANITARY FITTINGS.—Porcelain enamel bath, lavatory basin. All houses fitted with two w.c.'s. Deep cane white sink in scullery, complete with draining boards. White glazed tiles fixed at back of sinks and draining boards. White enamelled taps and nickel-plated taps fitted variously.

CUPBOARDS.—Every house provided with dresser having glazed doors enclosing shelves over, cupboards under. Linen cupboard provided.

PICTURE MOULDING.— Fitted in all bedrooms, living rooms, dining rooms, landings, and entrance halls.

PATHS.—A concrete path provided to front and back doors. Woven wire boundary fences provided to back gardens. At the front oak wicket gates and posts fixed and hedges planted.

GARAGE.—Brick garage provided where specified, with concrete floor and tiled roof.

NOTE.—This brochure is subject to modification and must not be taken as the basis of any contract.

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INTERNATIONAL

CCA